



## LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

May 11, 2010

**ADOPTED**

REGIONAL PARK AND OPEN SPACE DISTRICT

2-P

MAY 11, 2010

The Honorable Board of Directors  
Los Angeles County  
Regional Park and Open Space District  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

*Sachi A. Hamai*  
SACHI A. HAMAI  
SECRETARY

Dear Directors:

**AMEND THE SANTA MONICA MOUNTAINS CONSERVANCY'S PROJECT LIST  
PURSUANT TO SECTION (3), SUBSECTION (D) OF THE SAFE NEIGHBORHOOD  
PARKS PROPOSITION OF 1996 TO ADD THE ACQUISITION OF FOUR PARCELS  
OF LAND IN THE UNINCORPORATED COMMUNITY OF AGUA DULCE, AND  
AUTHORIZE THE DIRECTOR OF THE DEPARTMENT OF PARKS AND  
RECREATION TO REIMBURSE THE MOUNTAINS RECREATION AND  
CONSERVATION AUTHORITY FOR COSTS INCURRED PRIOR TO EXECUTION OF  
A PROJECT AGREEMENT AMENDMENT FOR THE ACQUISITION OF THE FOUR  
PARCELS OF LAND  
(FIFTH DISTRICT) (3 VOTES)**

### **SUBJECT**

These actions will enable the Mountains Recreation and Conservation Authority to purchase four parcels of land in the unincorporated community of Agua Dulce in the Antelope Valley through a previously-funded grant.

### **IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the proposed actions are not subject to the California Environmental Quality Act (CEQA) as the actions do not meet the definition of a project according to Sections 15378 (b) (4) (5) of the State CEQA Guidelines, because the actions are administrative activities for government grants which by their terms do not involve any commitments to any specific projects which may result in a potentially significant physical impact on the environment.

2. Amend the Santa Monica Mountains Conservancy's project list, most recently amended on March 3, 2009, to add the acquisition of four parcels of land in the unincorporated community of Agua Dulce in the Fifth Supervisorial District.
3. Add the acquisition of four parcels of land in the unincorporated community of Agua Dulce to the scope of the previously-approved grant, funded in the amount of \$1,020,000, to the Mountains Recreation and Conservation Authority for Acquisition of Tax-defaulted Parcels Project
4. Authorize the Director of the Department of Parks and Recreation, acting in his capacity as the Director of the Regional Park and Open Space District, to reimburse the Mountains Recreation and Conservation Authority for costs for the acquisition of the identified parcels incurred prior to the execution of a grant project agreement amendment.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS**

Approval of the recommended actions will allow the addition of four parcels of land (totaling 242.76 acres) in the unincorporated community of Agua Dulce, known as the Rodda parcels, to the Santa Monica Mountains Conservancy's (Conservancy) project list, and will add the four Rodda parcels to the scope of the Mountains Recreation and Conservation Authority's (MRCA) Acquisition of Tax-defaulted Parcels Project.

Before grant funds of the Los Angeles County Regional Park and Open Space District can be awarded to the Conservancy, or the MRCA acting in its capacity as operating agent for the Conservancy, potential acquisitions must be reviewed for their impact on future County landfills, roads and highways, and their compatibility with County planning documents. This process was completed before your Board approved the grant described below and is required to add any additional potential acquisitions to that grant.

On March 3, 2009, your Board approved the allocation of \$1,020,000 in Fifth Supervisorial District Specified Excess Funds to the MRCA, acting on behalf of the Conservancy, for the purchase of 13 tax-defaulted parcels in Soledad and Sombrero Canyons. To date, three of those parcels, totaling 28.16 acres, have been acquired for \$48,471.90; another four parcels, totaling 41.45 acres, are in the process of being acquired for \$266,000. This leaves an available balance of \$705,528.10 in the grant for the purchase of additional parcels. It is recommended that the purchase of the four Rodda parcels be added to the scope of the grant and \$650,000 of the original \$1,020,000 grant be made available for the purchase of the four parcels.

The Rodda parcels are located along the west side of Agua Dulce Road just south of State Route 14 in the Antelope Valley. Purchase and preservation of these parcels will protect a key part of the Upper Santa Clara River watershed containing unparalleled juniper and scrub-oak juniper woodland as well as over 6,000 feet of an existing multipurpose trail. The total cost of the four parcels is \$1,326,450. In the event the MRCA opts to purchase Rodda parcels, the City of Santa Clarita has offered to provide \$676,450 towards the purchase price. The unexpected availability of the four Rodda parcels, their exceptional open space value, and the offer from the City of Santa Clarita to fund more than half of the purchase price, make these four parcels attractive enough to add them into the scope of the grant. If the purchase of the Rodda parcels is not completed, the remaining tax-defaulted parcels in the original grant description will be acquired with the remaining \$705,528.10 in the grant.

Since MRCA may be required to commit to the purchase of the four Rodda parcels before your Board approves this action, we are requesting your approval to pay for eligible grant costs incurred prior to Board approval.

The 1996 Proposition requires that agencies to which funds were allocated under the Los Angeles County Safe Neighborhood Parks Propositions of 1992 and 1996 have encumbered all such funds before they may receive grants of Excess Funds. The Conservancy and the MRCA meet this requirement.

#### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The proposed recommendations further the Board approved County Strategic Plan Goals of Operational Effectiveness (Goal 1), Community and Municipal Services (Goal 3), by funding the acquisition of additional protected open space land in the unincorporated community of Agua Dulce in the Fifth Supervisorial District.

#### **FISCAL IMPACT/FINANCING**

Sufficient appropriation for the grant, in the amount of \$1,020,000 is budgeted in the Fifth Supervisorial District portion of the Los Angeles County Regional Park and Open Space Districts' Excess Funds Project Fund, HD6.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The 1996 Proposition requires that funds provided to the Conservancy be expended "solely for projects approved by the Board, pursuant to such criteria as the Board may, in its discretion, adopt," provided that those projects are identified in the Conservancy's annual work program transmitted to the Governor and State Legislature and as may be amended from time to time, after noticed public hearings held in August of 2004.

The 1996 Proposition further provides that your Board may disapprove a project within the boundaries of a city only upon a finding that the acquisition or improvement may impact access to or use of a site identified or proposed for present or future sanitary landfill purposes. In addition, your Board previously has adopted procedural requirements requiring a review of proposed Conservancy projects relative to their impact on existing or proposed highways, and their consistency with General or Area Plans.

The proposed acquisition project meets the procedural requirements of the 1996 Proposition and has been reviewed in accordance with the Conservancy's revised Procedural Guide, adopted by your Board on June 17, 1997.

The Department of Public Works (DPW) has found that the proposed acquisition of the properties would not negatively impact the County's solid waste management system (see Attachment A).

DPW did, however, find in its review of the impact on any planned County roads or highways that one parcel submitted for its review impacted a secondary highway (see Attachment B). APN 3210-003-007 fronts Agua Dulce Road and DPW recommends reserving ten feet of additional right-of-way dedication plus slope easements along the property frontage on the road. MRCA will comply with the recommended right-of-way dedication and slope easements.

The Department of Regional Planning (DRP) researched the list of proposed parcels for acquisition, consulted with County Counsel and noted no inconsistencies or lack of conformity between the parcels and their status relative to the applicable County planning documents (see Attachment C.)

The 1996 Proposition provides a method for determining each fiscal year the amount of funds available in the following fiscal year to fund capital improvement projects in addition to the amounts specifically identified for projects in the Safe Neighborhood Parks Propositions of 1992 and 1996. The recommended grant would be funded from the Excess Funds available to the Fifth Supervisorial District from Excess Funds available for specified projects.

The Board may establish additional conditions on grants of Excess Funds. The Director of the Department of Parks and Recreation would be authorized to award a grant when all applicable conditions have been met. Any funds allocated by the Board, but not encumbered by award of a grant contract in the same fiscal year, shall be available for allocation by the Board in the following fiscal year.

#### **CONTRACTING PROCESS:**

A Grant Project Agreement Amendment will be entered into and administered under authority delegated to the Director and pursuant to the Conservancy's Procedural Guide approved by your Board in 2009 and used since then for the administration of similar grant projects. Prior to execution, the Grant Project Agreement Amendment will be reviewed and approved as to form by County Counsel.

#### **IMPACT ON CURRENT SERVICES**

Your Board's approval of these recommendations will allow the MRCA to acquire the four parcels. It will have no impact on any other District-funded project.

#### **ENVIRONMENTAL DOCUMENTATION**

All public agency projects funded by the Los Angeles County Regional Park and Open Space District are required to comply with CEQA as a condition of the grant. The lead agency is responsible for preparing the appropriate environmental documentation for the project. The MRCA is the lead agency for the Acquisition of Tax-defaulted Parcels Project.


The proposed actions are not subject to CEQA in that the actions do not meet the definition of a project according to Sections 15378 (b) (4)(5) of the State CEQA Guidelines, because the actions are administrative activities for government grants, which by their terms do not involve any commitments to any specific projects which may result in a potentially significant physical impact on the environment.

The Honorable Board of Directors  
May 11, 2010  
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**CONCLUSION**

Please instruct the Executive Officer-Clerk of the Board to return one adopted copy of this action to the Chief Executive Office, Capital Projects Division, and to the Department of Parks and Recreation.

Respectfully submitted,



Russ Guiney  
Director, Parks and Recreation

RG:IV:LB:OPENSPOCEDISTRICT(5th DISTRICT AGUA DULCE PARCELS BL)

**Attachments**

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors

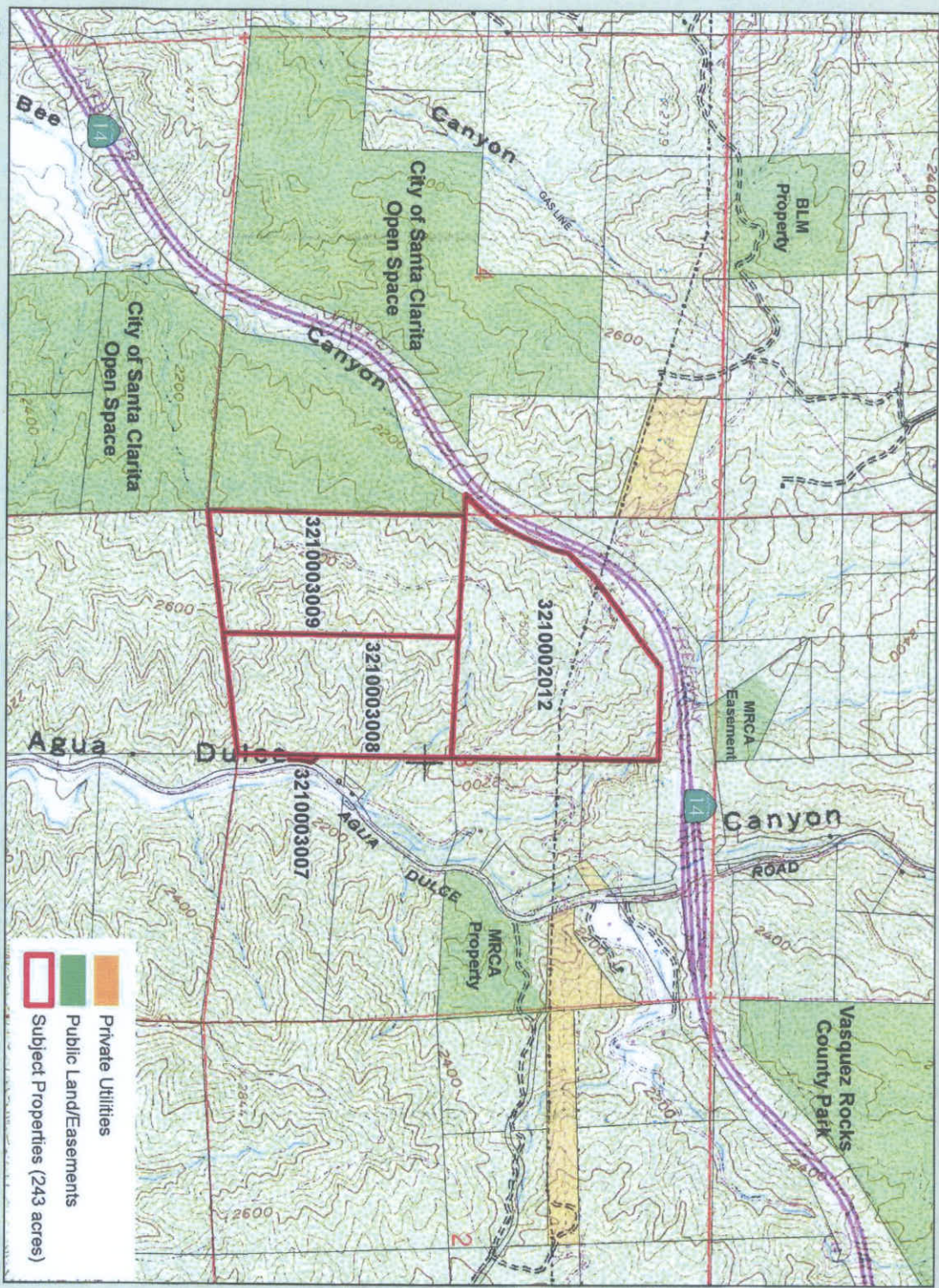
Attachment A

Los Angeles County 5<sup>th</sup> District  
Proposition A Parcels  
November 2009

The MRCA seeks to add these parcels to the Project Agreement Number 58A1-09-2202

Name	APN	Acreage	Appraised Market Price
Rodda 1	3210-002-012	82.29	\$411,450
Rodda 2	3210-003-007	0.47	\$35,000
Rodda 3	3210-003-008	80.00	\$440,000
Rodda 4	3210-003-009	80.00	\$440,000
		242.76	\$650,000.00*

\*Note: The total of the appraised values is greater than the amount the MRCA seeks from Prop A Excess funds.



Site Map

MOUNTAINS RECREATION & CONSERVATION AUTHORITY



GAIL FARBER, Director

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

November 4, 2009

IN REPLY PLEASE  
REFER TO FILE: LD-4

TO: Ilona Volkmann, Administrator  
Department of Parks and Recreation

Attention: Perlita Flores

FROM: Dennis Hunter  
Land Development Division  
Department of Public Works

**SANTA MONICA MOUNTAINS CONSERVANCY'S REQUEST  
FOR A NEW ACQUISITION PROJECTS IN THE AGUA DULCE AREA**

As requested, we reviewed the Santa Monica Mountains Conservancy's list of proposed acquisition projects in the Agua Dulce area as it relates to construction of any highway depicted on the County of Los Angeles Highway Plan and the impacts to the Solid Waste Management System in the County of Los Angeles. The following are our comments:

1. Assessor Parcel No. 3210-003-007 fronts Agua Dulce Road, a secondary highway on the Los Angeles County Highway Plan, and requires 10 feet of additional right-of-way dedication plus additional slope easement along the property frontage on Agua Dulce Road.
2. Assessor Parcel Nos. 3210-002-012, 3210-003-008, and 3210-003-009 do not impact County highways.
3. We have no landfill near or impacted by the proposed acquisition of the properties and have very minimal or no impact to our Garbage Disposal District, Solid Waste Hauling Franchise Service, and industrial waste/underground storage tank/storm water.

I hope this information is helpful. If you have any questions on highway impacts, please contact Steve Burger of Public Works' Land Development Division at (626) 458-4943 or by e-mail at [sburger@dpw.lacounty.gov](mailto:sburger@dpw.lacounty.gov). For Solid Waste Management System impacts, please contact Wu Tan of Public Works' Environmental Programs Division at (626) 458-2193 or by e-mail at [wtan@dpw.lacounty.gov](mailto:wtan@dpw.lacounty.gov).

HW:ca

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Los Angeles County  
Department of Regional Planning  
*Planning for the Challenges Ahead*

Attachment C



Jon Sanabria  
Acting Director of Planning

Date: November 2, 2009

To: Ilona Volkmann  
District Administrator  
Los Angeles County Regional Park and Open Space District

From: Nooshin Paidar, AICP *NP*  
Supervising Regional Planner  
Land Development Coordinating Center  
Department of Regional Planning

**REGIONAL PLANNING DEPARTMENT REVIEW: Santa Monica Mountains  
Conservancy's Request For New Acquisition Projects, Rodda Properties, October 2009**

Pursuant to your request, my staff has researched the list of the proposed parcels for acquisition. The property with APN 3210-003-007 has a Santa Clarita Valley Area Plan category of "HM" (Hillside Management) and "W" (Floodway/Floodplain), and is zoned "A-1-1" (Light Agriculture- 1 Acre Minimum Required Area). All other subject properties (APN 3210-002-012, 3210-003-008, and 3210-003-009) have a Santa Clarita Valley Area Plan category of "HM" (Hillside Management) and are zoned "A-1-1" (Light Agriculture- 1 Acre Minimum Required Area).

There are no pending cases for any of these parcels. The proposed acquisitions and the Santa Monica Mountains Conservancy's intent to designate these parcels as open space or develop them as parks in the future meets with the goals and objectives of the Community Plan and underlying zoning. Any future development on these parcels may require obtaining additional permits as necessary, including a Certificate of Compliance.

We have consulted with the County Counsel regarding the information which we are providing. Should you have any questions, please contact me or Ms. Alice Wong of my staff at (213) 974-6470.

NP:aw